

To Ms D Sheath, Planning Services

The plans show the new building is right against the neighbouring property boundary for both the 2 storey extension and the garden room .

There should be a space between the extension and garden room and the neighbouring property for rear access and maintenance.

The 2 storey extension is shown with a pitched roof facing the neighbouring property but no guttering . This wall should be further away from the boundary to allow room for guttering so this does not encroach over the boundary.

There is an window shown right against the boundary , this should not open into the neighbouring property , if this is required to open , the wall should be set further away from the boundary . There will be a new lack of privacy for the neighbours by adding the windows facing the neighbouring property.

The 2 storey extension is shown as going so far out into the garden that evening light will be stopped from reaching the neighbouring sun room and garden therefore casting a shadow so that the sunroom and garden will be in darkness in the afternoon and evening when the sun is in the west.

These propertys were designed to have shared driveways and there was an agreement that neighbours could access their vehicles by using each others driveways, this was mentioned in the deeds . The present plan for the 2 storey extension will now prevent access to a vehicle which is parked in front of the neighbouring garage .

The neighbouring property has 3 vehicles and if it's not possible to utilise the full driveway , one vehicle will have to be parked in the road adding to the already congested parking in Roman way , which is already at its capacity most evenings.

As the extension will be within 3 meters of the neighbouring property and may cause property damage , a copy of the Builders insurance should be given to the neighbouring property before any building work starts .